



City of Keller City Council Agenda

Keller Town Hall
1100 Bear Creek Parkway
Keller, TX 76248
817-743-4000
www.cityofkeller.com

Tuesday, February 18, 2025

PRE-COUNCIL MEETING 5:00 P.M.

A. CALL TO ORDER - Mayor Armin R. Mizani

B. DISCUSS AND REVIEW AGENDA ITEMS

C. EXECUTIVE SESSION

1. Section 551.087, Texas Government Code - Deliberation Regarding Economic Development Negotiations.

(1) To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or

(2) To deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.

- a. [777 Chisholm Trail & 150 Bear Creek Parkway](#)

2. Adjourn into Open Meeting.
3. Action on Executive Session Item 1 if necessary.

D. WORK SESSION

1. [Discuss Unified Development Code amendments related to horse boarding.](#)

Attachments: [CODE OF ORD Sec. 3 100. Definitions. \(1\)](#)
[UDC Section 3.01 Definitions \(1\)](#)
[UDC Section 9.11 Supplemental Regulations](#)
[UDC Section SF-36 SF-30 SF-25](#)
[021825 Work Session - Horse Boarding](#)

2. [Receive a presentation on the Open Rewards program from Blutot](#)
3. [Receive an update on city communication efforts.](#)
4. [Keller Police Department Annual Report](#)

Attachments: [Keller 2024 Racial Profiling Report-Compressed.pdf](#)
[Keller Police Annual Report 2024.pdf](#)
[Presentation - 2024 EOY PD.pdf](#)

5. [Capital Improvement Projects Update](#)

Attachments: [Work Session - Material Storage Wall Options.pdf](#)
[Work Session - Streambank Erosion.pdf](#)
[Work Session - Road Rehab.pdf](#)

E. ADJOURN

REGULAR MEETING 7:00 P.M.

A. CALL TO ORDER – Mayor Armin R. Mizani

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

1. Pledge to the United States Flag
2. Pledge to the Texas Flag - "Honor the Texas Flag: I pledge allegiance to Thee, Texas, one State under God, one and indivisible."

D. PROCLAMATION

1. [Career and Technical Education \(CTE\) Month](#)

E. PERSONS TO BE HEARD

This is a time for the public to address the City Council on any subject. However, the Texas Open Meetings Act prohibits the City Council from discussing issues which the public has not been given seventy-two (72) hours' notice. Issues raised may be referred to City Staff for research and possible future action. Each speaker will be allowed three (3) minutes to speak.

F. CONSENT

1. [Consider approval of the Minutes of the Tuesday, February 4 2025, Regular City Council Meeting.](#)
Attachments: [020425 Minutes.pdf](#)
2. [Consider a resolution approving the purchase of Pavement Marking services from Linear Traffic Markings LLC, of Fort Worth, Texas, for the City-Wide Pavement Marking Project, for the Public Works Department, through an interlocal agreement with the City of Fort Worth; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.](#)

Attachments: [021825 PavementMarkings Resolution](#)
[021825 PavementMarkings ExhibitA](#)
[021825 PavementMarkings StaffAttachment](#)

3. [Consider a resolution authorizing the City Manager to execute an Advance Funding Agreement \(AFA\) with the Texas Department of Transportation \(TxDOT\), for the Green Ribbon Program Off-Set, relating to the FM 1709 Median Landscape Improvement Project.](#)

Attachments: [TxDOT Green Ribbon Program 2025 Advanced Funding Agreement Resolution](#)
[CSJ 1603-03-043 Draft AFA Rev 1](#)
[2025-01-23 Keller Green Ribbon Concept](#)
[2025-02-05 Keller FM1709 Green Ribbon Schedule](#)

G. OLD BUSINESS

1. [Consider a resolution approving a Chapter 380 Economic Development Program Agreement, pursuant to Chapter 380 of the Texas Local Government Code, and pursuant to the city's economic development policy, with FLEXD Keller, LLC, owner of approximately 10.74 acres at 777 Chisholm Trail and 150 Bear Creek Pkwy; and authorizing the City Manager to execute said documents on behalf of the City of Keller, Texas.](#)

H. NEW BUSINESS

1. [Consider a resolution approving a Site Plan with variances for City Sports, a proposed athletics/recreation facility on the south side of Golden Triangle Boulevard on 7.81 acres, approximately 2,100 feet northwest from the Sports Parkway and Soccer Parkway intersection within the Keller Sports Park, legally described as Lot 5, Block A of Keller Athletic Complex Addition, zoned Commercial - City Owned Property \(C\) and addressed 401 Golden Triangle Boulevard. City of Keller, Owner. City Sports, Applicant. \(SITE-2411-0008\)](#)

Attachments: [021825 City Sports SP Resolution](#)
[021825 City Sports Exhibit A](#)
[021825 City Sports Sports Park Shared Parking](#)
[021825 City Sports Plat](#)
[021825 City Sports Aerial Overlay](#)
[021825 City Sports Elevations](#)
[Item H-1 - City Sports SP Presentation.pdf](#)

2. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for County Line Records, to operate a retail store with used goods and merchandise sales, located in an approximately 2,500 square-foot lease space, on approximately .86 acres located at the intersection of North Main Street and Johnson Road, legally described as Lot 1R1, Block 1 of the L.L. McDonnell Addition, zoned Commercial \(C\) and addressed to 600 North Main Street, Building 2. Lorissa Holder, Applicant. Mark Keel, Owner. \(SUP-2501-0001\).](#)

Attachments: [021125 County Line Records SUP Ordinance](#)
[021125 County Line Records SUP Maps](#)
[021125 County Line Records SUP Staff Attachment](#)
[Item H-2 County Line Records SUP Presentation](#)

3. [PUBLIC HEARING: Consider an ordinance approving a Planned Development Zoning Change for Mountain Blue, a Planned Development Zoning Change from Single Family Residential-36,000 square foot lots \(SF-36\) to Planned Development - Single Family Residential-36,000 square foot lots, consisting of one residential lot on approximately 10.6 acres of land, legally described as Lot 1, Block A and Lot 1, Block B of the Mountain Blue Addition, and Abstract 592 Tract 8C03, 8C04, 8C1 & 8C2, and 10D of the Jesse Gibson Survey, located on the north side of Lambert Lane East, approximately 680 feet west of the Lambert Lane East and Ottinger Road intersection, and addressed as 5899, 5909, 5943, and 13492 Lambert Lane East. Steel & Silver LLC, Owner. DCG Engineering, Applicant. \(ZONE-2501-0001\)](#)

Attachments: [021825 Mountain Blue PD Ordinance](#)
[012825 Mountain Blue PD Maps](#)
[012825 Mountain Blue PD Exhibit A](#)
[012825 UDC SF36](#)
[012825 Mountain Blue PD Public Opinion](#)
[Item H-3 Mountain Blue Presentation](#)

4. [PUBLIC HEARING: Consider an ordinance approving a Specific Use Permit \(SUP\) for Yeti Business Group to operate a retail store with sales of CHP, tobacco, e-cigarettes or non-traditional smoking-related products, located in an existing 1,190 square-foot lease space, on 1.38 acres located at approximately 260 feet northeast of the Rufe Snow Drive and Bursey Road intersection, legally described as Lot 1R, Block A of the Bursey Park Addition, zoned Retail \(R\) - PD - 1092 and addressed to 2131 Rufe Snow Drive, Suite 100. Khanal Rajendra, Applicant. Family Video Movie Club Inc., Owner. \(SUP-2412-0020\).](#)

Attachments: [021825 2131 Rufe Snow SUP Ordinance](#)
[021825 2131 Rufe Snow SUP Maps](#)
[021825 2131 Rufe Snow SUP Staff Attachment](#)
[021825 2131 Rufe Snow SUP Public Opinion Letters](#)
[Item H-4 2131 Rufe Snow SUP Presentation](#)

I. EXECUTIVE SESSION

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a. [777 Chisholm Trail & 150 Bear Creek Parkway](#)

2. Adjourn into Open Meeting.

3. Action on Executive Session Item 1 if necessary.

J. ADJOURN

**CITY OF KELLER
MISSION STATEMENT**

We commit to preserving a safe, informed and vibrant community of quality neighborhoods, thriving businesses and natural beauty by setting the standard for municipal engagement, collaboration, service and innovation.

CERTIFICATE

I hereby certify that the above notice is posted, per the Open Meetings Law, Texas Government Code, Chapter 551, on the official bulletin board at Keller Town Hall, 1100 Bear Creek Parkway, on Thursday, February 13, 2025 at 5:00 P.M.

Kelly Ballard, TRMC, CMC
City Secretary

Persons with disabilities who plan to attend this public meeting and who may need auxiliary aid or services are requested to contact the ADA Coordinator 48 hours in advance, at 817-743-4041, and reasonable accommodations will be made for assistance.